



**10 DOVER ROAD,  
BLACKPOOL,  
LANCASHIRE,  
FY1 6PN**

**£145,000**



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**GREAT FIRST TIME BUY / INVESTMENT OPPORTUNITY**

**TWO / THREE BEDROOM MID TERRACED TOWN HOUSE SITUATED IN A POPULAR RESIDENTIAL POSITION CLOSE TO LOCAL SCHOOLS, NEARBY HANDY AMENITIES AND TRANSPORT LINKS.**

**THE PROPERTY BRIEFLY COMPRISES; LOUNGE AND KITCHEN, TWO BEDROOMS PLUS BOX ROOM AND BATHROOM W.C. DOUBLE GLAZING AND GAS CENTRAL HEATING. FRONT OFF ROAD PARKING AND REAR GARDEN.**

**EARLY VIEWING COMES HIGHLY RECOMMENDED AND NO CHAIN.**



**STYLE:** Mid terrace, town house.

**CONDITION:** Well-presented property, ready to walk into.

**ACCOMMODATION:** Ground floor; entrance hall with cloak room W.C, good size lounge to the back of the property with French doors out. Front kitchen. First Floor; two double bedrooms, third small bedroom / nursery room and bathroom W.C.

**OUTSIDE:** Small, neat and tidy easy to maintain garden to the front with driveway providing off road parking for one vehicle. Lawned rear garden with boundary fencing.

**SERVICES:** Gas central heating and double glazing installed.

**COUNCIL TAX BAND:** The property is listed from an online search as council tax band B (Blackpool Council)

**TENURE:** We are advised the tenure of the property is Freehold.

**VIEWING:** Strictly by telephone appointment through the agent's office and comes highly advised.

**EPC:** C